



ASSOCIATION NEWSLETTER

July 7, 2014

Abandoned vehicles with expired plates tagged for towing.

There are a number of vehicles parked in the long-term lot of Phase III that appear to be abandoned.

Those with expired registration have been tagged for towing at the end of July if the vehicles do not display current, valid registration tags. Other vehicles that appear abandoned have their registration tags expiring shortly, so the owners are advised to make some effort to better maintain these vehicles.

Abandoned vehicles with expired registration currently tagged for towing are:

Red Chevy Silverado (CA-N7028J)

Black Toyota Camry (CA-6JMK242)

Black Nissan Maxima (CA-0838T)

These vehicles will be towed on or after July 31, 2014, if they are not properly registered and maintained in a more reasonable condition. All vehicles parked in the Grove must display current, valid registration tags.

Other vehicles that appear to be abandoned and whose registration will be expiring shortly include:

Silver Toyota Camry (CA-6VYL049)

Red Honda Accord (CA-4SRS632)

Green Volvo DL (CA-3DOJ415)

White Nissan Pathfinder (CA-5J92005)

These vehicles should also be better maintained and properly registered when their tags expire. Otherwise, they too will be shortly tagged for towing as being abandoned.

TREAT ANTS CHEMICALLY FREE

Here is a suggestion from Lisa S., one of our residents, how to treat ants w/o using chemicals:

1. First, spray a 1:1 ratio of white vinegar and water to kill the ants and eliminate their trail (let the vinegar air dry);
2. Second, grind fresh black pepper along their path and at points where they are entering the house (leave the pepper for several days until the ants are gone). Re-apply as needed;
3. Eliminate their food source: make sure counters are clean, trash and food items are sealed to prevent another infestations

It was also suggested that using a glass cleaning liquid (something like Windex) may also help.

UNIT NUMBERS BEING REPLACED

The Association is in the midst of replacing the unit numbers. There was a glitch as the "7" did not arrive with the other digits. Now that "7" is here, Affordable Painting will be finishing the rest. We apologize for the inconvenience.

**ALL EXTERIOR ALTERATIONS
REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations must have the Board's pre-approval. Otherwise, the Board will ask you to restore the common area at your own cost or have it done and pass all related costs on to you. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thank you.

**MAINTENANCE CONCERNS?
CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the

minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **Thursday, July 10, 2014**, at 6PM, at the Meeting Room of Bldg 7610 at our complex. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

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